Bill Garrett Davidson County
Batch# 107083 DEEDWARR
06/21/2018 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $553.62
20180621-0059854

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,625.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My commission expires: 1-20-19

05-1804-67263

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
JKW Ventures, LLC 1248 Overton Circle Gallatin, TN 37066	~~Summer Bank & Trust~~ BK NEW OWNER	051-12-0-104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Gannon Stubblefield Rourke, sole heir at law of Waymon D. Gannon, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JKW Ventures, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Map of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, Pages 83 and 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Waymon D. Gannon and wife, Mazie E. Gannon by deed from William H. Jarrett, Jr. and wife, Dorris D. Jarrett, dated August 15, 1964, recorded August 17, 1964, of record in Book 3801, Page 909, Register's Office for Davidson County, Tennessee. The said Mazie E. Gannon having since died on January 7, 1991, leaving Waymon D. Gannon as surviving tenant by the entirety. The said Waymon D. Gannon having since died on November 26, 2017, leaving Sharon Gannon Stubblefield Rourke as his sole surviving heir at law. Affidavit of Heirship filed February 27, 2018, of record in Instrument No. 20180227-0018286, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 352 Beech Avenue, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

* A Tenessee Limited LIABILITY COMPANY

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of June, 2018.

Sharon Gannon Stubblefield Rourke, sole heir at law of Waymon D. Gannon, deceased

Sharon Gannon Stubblefield Rourke, sole heir at law of Waymon D. Gannon, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharon Gannon Stubblefield Rourke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of June, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF RUTHERFORD

True Copy Certification

I, Brandon Lippman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, Janice Shepherd, a notary public for this county and state, Brandon Lippman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-15-20

{Notary' Seal}

